MUNICIPAL AND LOCAL FUNDS.

BANGALORE CITY MUNICIPALITY.

Notice dated 22nd September 1913.

The following Bye-laws for regulating buildings and other structures in the Bangalore City, approved by Government in their Proceedings No. 3763-4—Ml. 60-12-47, dated the 19th September 1913, are published for general information. They come into force from this date.

K. P. PUTTANNA CHETTY,
Honorary President.

BYE-LAWS REGULATING BUILDINGS AND OTHER STRUCTURES IN THE CITY OF BANGALORE, FRAMED UNDER SECTION 48 (1), CLAUSES (*n*) AND (*p*) OF THE MYSORE MUNICIPAL REGULATION, NO. VII OF 1906.

1. Every person intending to erect or re-erect within the meaning of Sections 92 to 96 of the Mysore Municipal Regulation, No. VII of 1906, any building in the City of Bangalore shall give notice in writing of his intention to the President.

Such notice shall be accompanied with a site plan of the land on which the structure is proposed to be built drawn to a scale of not less than 10 feet to an inch, showing—

(*a*) the position of the building and appurtenant out-buildings to be erected on the land,

(*b*) the area to be occupied by the building and out-buildings on the land,

(*c*) the names (if any) or description of the adjacent roads, streets, bridges, culverts or buildings, and

(*d*) the number of the lot and the name or number of the block and street or road in which the land is situated.

2. The plan required to be produced under Section 96 of the Mysore Municipal Regulation shall be in duplicate and drawn to a scale of not less than 10 feet to an inch.

It shall show in sections and elevations the plan of the ground floor and of each other, floor, if any; the depth and the thickness of the foundation: the height and thickness of the plinth and walls above the plinth; the thickness of the floor or floors; and the dimensions and structure of the roof.

The aforesaid plan shall further show the position of the line or frontage of the proposed building with reference to the adjacent side drain of the street or road which the building faces or if there be no such side-drain with reference to the central line of the street or road. The license and the plan shall always be available on the spot for inspection by the Municipal authorities.

3. No foundation of a new building intended for human occupation shall be constructed on a site which has been filled up with or used as a place for depositing excrementitious matter or the carcasses of dead animals, or other filthy or offensive matter until such matter shall have been properly removed to the satisfaction of the President or shall in his opinion have become innocuous.

4. No pits shall be excavated in the sites allotted for building dwelling houses.

5. No building site shall be surrounded by a hedge of lantana, aloe, prickly-pear or other objectionable plant, or by a fence of barbed iron wire.

6. No new building shall be erected by any person the foundation of the wall of which along the road is less than 1½ feet from the side drain.

7. The level of the plinth of any building shall not be below such level as may be fixed by the President.

8. The footings of the walls and the posts of the ground-floor of the building proposed to be erected should rest on the solid ground, or upon a sufficient thickness of concrete, or upon some solid and sufficient substructure as a foundation.

Provided that where solid rock is met with at or near the surface of the site of such building, *i.e.*, within 3 feet of the level of the base of the wall, the footings may be omitted if the surface of the rock be properly cleaned and stepped or jagged to receive the first course of masonry.

9. The eaves of buildings, sun-shades to windows, water-spouts to drain roof water shall not project beyond the side street drain adjoining the house and the spouts shall be led down to the ground.

10. The steps to get up the plinth from the road shall not project beyond the outer edge of the side drain of the road.

11. No sun-shades for shops either temporary or permanent shall be erected beyond the outer edge of the side drain of the road.

12. Every house should have a decent frontage and no perishable or inflammable materials should be used for construction.

In all the localities of the City where having regard to attendant circumstances, it is possible, every new building shall be in communication with the external air all round the building.

13. The minimum height of every room intended to be inhabited in a building, except a room in the roof thereof, shall be not less than 8 feet from the floor to the ceiling.

The room in the roof shall have an average height of 7 feet from the floor to the ceiling.

14. No person shall construct over a privy whether new or old any room or structure of any description except another privy, or, a bathing place or bath-room.

15. If any person has any doubt or difficulty as to the true intent or meaning of any matter connected with these rules or the requirements thereof, he may, before giving notice, in writing, of his intention to erect or re-erect any building, apply to the Municipal Engineer, who shall, upon receipt of such application, give the said person within a week such information as in circumstances may be necessary.

16. In every case, where a person who shall erect a building shall at any reasonable time during the progress or after completion of the erection of such building, receive from the President notice in writing specifying any matters in respect of which the erection of such building may be in contravention of any bye-law relating to new buildings and requiring such person within a reasonable time, which shall be specified in such notice, to cause anything done contrary to any such bye-law, may be required to be done but which has been omitted to be done.

Such person shall, within the time specified in such notice, comply with the several requirements thereof, so far as such requirements relate to matters in respect of which the erection of such building may be in contravention of any such bye-law.

The time limit for the license granted under these Bye-laws shall be six months.

Construction of privies or latrines.

17. Every place, other than a water-closet or bath-room situated within any house building or enclosure, and habitually used for the purpose of nature or for keeping human excreta shall be considered to be a privy or latrine within the meaning of this bye-law.

18. Every person who shall erect a new building shall, in connection with such buildings as chattrams, Agraharams and tenements, etc., construct such number of privies and in such manner as shall be prescribed in each case by the President.

19. A person who shall construct a new privy, whether in connection with a building, or not, shall construct such privy upon such site or in such position and manner only as shall be approved of by the President.

20. Every person who shall commit any breach of any of the foregoing bye-laws shall be punishable with fine which may extend to Rs. 200 on conviction before a Magistrate, as provided in the Municipal Regulation, VII of 1906, Section 96 (5).

21. Whenever under any of the foregoing bye-laws the doing or the omitting of doing a thing or the validity of anything, depends upon sanction, permission, approval, order, direction, requisition, notice or satisfaction, of the President, a written document signed by the President, or, by any Municipal officer to whom the President may have delegated his powers, duties or functions in that behalf, purporting to convey or set forth his sanction, permission, approval, order, direction, requisition notice or satisfaction, shall be sufficient *prima facie* evidence of such sanction, permission, approval, order, direction, requisition, notice or satisfaction.—